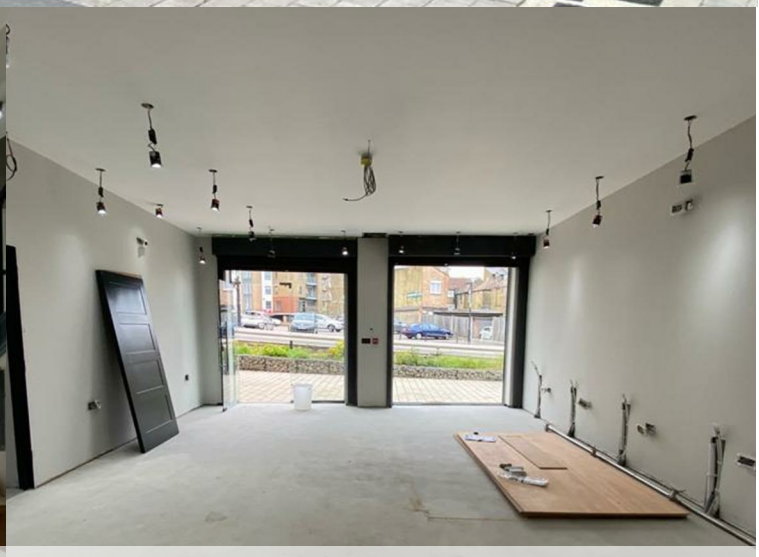
Sealeys
Walker Jarvis
Est. 1851

(01474) 369368



Shop at 12 Railway Street,

Chatham, Kent, ME4 4JL

£2,200 Per Calendar Month

B

- A Premises with Two Shopfronts to Two Roads
- 1877 Sq Ft Shop and Basement
- Part of a Brand New Development
- Ideal for Restaurant or Alternative Use

DESCRIPTION

RENT

£2,200 PER CALENDAR MONTH (£26,400 PER ANNUM)

LOCATION DESCRIPTION

Located in the heart of Chatham Town Centre amidst its pedestrarised streets, this brand new ground floor premises sits sandwiched with shop fronts to Railway Street and Waterfront Way. Chatham Station is located just 0.2 miles away.

PROPERTY DESCRIPTION

A ground floor shop of some 1582 Sq Ft (147 SqM) with a frontage (with roller shutter) to Railway Street, a central atrium section, and a further shop front to Waterfront Way. The property is a brand new build with a potential to place outside seating to both Waterfront Way and Railway Street pavements.

A further basement area of 295 Sq Ft (27.4 SqM) is included for storage.

CURRENT CLASS OF BUSINESS USE

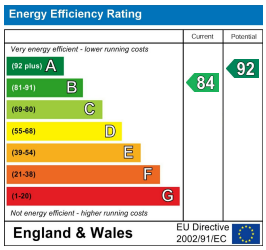
The current class of business use is an 'E' Category Use. Interested parties are to seek clarification from the local authority.

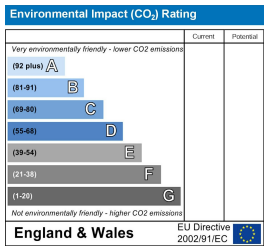
CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £TBC per annum as at May 2021 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Medway Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

Floor Plan

Energy Efficiency Graph





Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.